

Land Development Manual

Building Conditions Report Submittal Requirements

- (a) Building Conditions Report for Condominium Conversions- The following shall be included in the Building Conditions Report and submitted in accordance with the requirements of Section 144.0504(b).
 - (1) A discussion detailing the level of compliance of the building with current health and safety standards published in the prevailing edition of City adopted construction codes for the existing integral building components as well as paved areas, and storm water drainage facilities. Integral building components means those existing structural elements, materials, and systems necessary for the sustained functioning of a building for the health, fire-life-safety, and well being of building occupants as required by the building regulations. They include, but are not limited to; roof coverings, exterior wall and floor coverings and finishes needed to protect occupants and the building from weather exposure; building foundations, walls, and vertical and horizontal structural components needed for the building to resist imposed vertical and lateral loads; all electrical systems, plumbing systems, mechanical systems and utilities distribution systems.
 - (2) An evaluation of the existing condition of and current development requirement for recreational facilities and parking;
 - (3) A discussion of the actions taken to assure that plumbing, heating, electrical, systems that are to remain are operating safely and efficiently;
 - (4) A discussion detailing the level of compliance with energy efficiency standards applicable to heating and cooling appliances and the building envelope surrounding each dwelling unit and common occupied areas;
 - (5) A discussion detailing the level of compliance with sound transmission control requirements of the California Office of Noise Control applicable to sound transmission between dwelling units and between dwelling units in common areas;
 - (6) Scaled elevations that identify all proposed structural and cosmetic improvements of all building facades;

- (7) An analysis that identifies the components of the exterior building envelope as well as water heating systems and cooling and heating mechanical systems that are determined to have a remaining life of five years or less. Exterior building envelope components include roof coverings, exterior wall and floor coverings and finishes.
- (8) A description of the building's current and proposed level of compliance with the accessibility standards in the prevailing edition of the California Building Code for disabled persons; and
- (9) A list of improvements intended to be made to the premises.